

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – June 27, 2008
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:05 a.m. and adjourned at 9:34 a.m.

A. ROLL CALL

Commissioners Present: Brooks, Kreitzer, Pallinger, Riess, Woods

Commissioners Absent: Beck, Day

Advisors Present: Taylor

Staff Present: Baca, Connors, Giffen, Grunow, Maxson, Russell, Smith, Tondro, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

None.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Formation of Consent Calendar: Item 1 (RP 79-005W¹); Item 3 (TPM 20725); Item 4 (BC 07-137)

RP 79-005W¹, Agenda Item 1:**1. National Quarries, Reclamation Plan Modification (RP) 79-005W¹, Bonsall Community Plan Area (continued from April 18,2008)**

Proposed Modification of an existing approved Reclamation Plan (RP 79-005, 1979) as amended in 2002. This Modification would address reclamation of all of the currently disturbed lands and the lands intended to be mined in the future by the operator of the mining facility. The proposed Reclamation Plan Modification has been prepared in conformance with the current standards of the California Surface Mining and Reclamation Act (SMARA) Plan. The Plan depicts the configuration of the final reclaimed surface (i.e., the extent of excavation) and describes how this surface will be treated to allow the site to be left in a condition suitable for an alternate end use. This treatment includes revegetation, drainage improvements and engineering of the site access road. National Quarries has established a vested right to mine the entire 210-acre site; therefore, a Major Use Permit from the County of San Diego is not required for the on-going operation of this facility, which is located at 28474 Twin Oaks Valley Road.

Staff Presentation: Maxson

Proponents: 0; **Opponents:** 0

It is recommended that this Item be removed from today's Agenda to allow further resolution of issues recently raised by the Bureau of Land Management. RP 79-005W¹ will be readvertised for consideration by the Planning Commission when a new hearing date has been determined.

Action: Woods – Kreitzer

Remove RP 79-005W¹ from today's Planning Commission Agenda.

Ayes:	5 -	Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Day

P06-058, Agenda Item 2:**2. Mattar Residence Wireless Telecommunications Facility, Major Use Permit P06-058, Valle de Oro Community Plan Area**

Request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility at 4395 Alta Mira Drive. The facility will include a 5.5' tall faux chimney mounted with 15 panel antennas and placed on the existing single-family residence, and an equipment shelter placed at ground level. The associated equipment will consist of five equipment cabinets, two HVAC units, one GPS antenna and a back-up battery. Equipment will be completely enclosed by a 10' high concrete masonry unit (CMU) equipment shelter that will be stuccoed, painted and textured to match the existing residence. The access door to the equipment shelter will be designed to include relief and resemble a barn or shed door. The project will occupy 312 square feet of the 0.58-acre parcel.

Staff Presentation: Tondro

Proponents: 1; **Opponents:** 0

Discussion:

Staff recommends approval of this facility. The applicant has reviewed several sites and determined that the proposed location is most suitable for meeting coverage needs. The facility will be stealthed, and the local Planning Group found the acceptable so long as their concerns were addressed. The applicant has addressed their concerns by redesigning the project and landscaping plans, and relocating the ventilators. The applicant has also provided additional information to the Group regarding the equipment shelter, and provided additional information to ensure that the Plot Plan includes the full scope of the project. Staff explains that Sprint and Nextel both use different equipment, but only one set of antennas is necessary.

Action: Kreitzer – Pallinger

Grant Major Use Permit P06-058, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	5 -	Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Day

TPM 20725, Agenda Item 3:

3. Ruffin/Johnson Minor Subdivision, Tentative Parcel Map (TPM) 20725, Pala-Pauma Community Plan Area

Appeal of the Director of Planning and Land Use's decision to deny Tentative Parcel Map (TPM) 20725 because the applicant failed to provide an acceptable fire protection plan. Specifically, the project does not include secondary access as required by State law (California Code of Regulations Title 14) and the County Fire Code. Also, the project site, located near the terminus of Ranch Heights Road, cannot be served within the General Plan emergency travel time limit. The applicant proposes to subdivide 37.8 acres into four residential parcels, including a remainder parcel. The project site is subject to the (18) Multiple Rural Land Use Designation and is zoned A70, Limited Agriculture.

Staff Presentation: Smith

Proponents: 0; **Opponents:** 0

It is recommended that this project be removed from today's Agenda. TPM 20725 will be readvertised for consideration by the Planning Commission when a new hearing date has been determined.

Action: Woods – Pallinger

Remove TPM 20725 from today's Planning Commission Agenda.

Ayes:	5 -	Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Day

BC 07-137, Agenda Item 4:

4. Whillock Boundary Adjustment (BC) 07-137, Crest/Dehesa/Harbison Canyon/Granite Hills Community Plan Area

Appeal of the Director of Planning and Land Use's decision to deny the Whillock Boundary Adjustment with Certificate of Compliance (2 lots) BC 07-137, which determined that Assessor's Parcel Number 508-080-01 was not created as a building site and is, therefore, not eligible to be included in a Boundary Adjustment application pursuant to Section 6903(e) of the County Zoning Ordinance. Section 6903(e) prohibits relocation of lot lines that would include any lots or parcels which, in the Director's judgment, based on design, size or specification of the original document creating the parcel, were not intended as a building site. The subject properties are located at 2590 Camino Monte Sombra.

Staff Presentation: Connors

Proponents: 0; **Opponents:** 0

It is requested that the Planning Commission postpone consideration of this Item due to inability to attend today's hearing.

Action: Pallinger – Kreitzer

Continue consideration of BC 07-137 to the meeting of July 25, 2008.

Ayes:	5 -	Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Day

BC 07-137, Agenda Item 4:

G. Director's Report:

None.

H. Report on actions of Planning Commission's Subcommittees:

None.

I. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

Commissioner Riess will attend the July 23, 2008 Board of Supervisors meeting, and Commissioner Kreitzer will serve as a back-up.

J. Discussion of correspondence received by the Planning Commission:

None.

K. Scheduled Meetings:

The July 11, 2008 Planning Commission meeting has been cancelled.

July 25, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 8, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 22, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 3, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 17, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 31, 2008	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
November 7, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 21, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room

P06-058, Agenda Item 2:

December 5, 2008 Regular Meeting, 9:00 a.m., DPLU Hearing Room

December 19, 2008 Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 9:34 a.m. to 9:00 a.m. on July 25, 2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.